



**Oak Ranch Estates Home Owners Association
Board Meeting Executive Session
September 16, 2021**

The Board discussed delinquent accounts, including late fees and fines.

**Oak Ranch Estates Home Owners Association
Board Meeting Minutes
November 10, 2021
APPROVED January 21, 2022**

Attending:

Board members Pat Stone, Kevin Lynn and Kathie Kottler.

Open Discussion:

Nothing to report.

The Board meeting was called to order at 10:05 am at 603 Ridgeline Dr.

1. A motion was made, seconded and passed (MSP) to approve the Board meeting minutes of September 16. These minutes will be posted to the website. Two revisions are required for the minutes of the October 1 meeting Item 1. Manure collection fees will be \$37.50 per month (rounded to \$113 per quarter) per horse. In addition, new language will be added as follows: Monthly Reserve contribution in 2022 will be \$302 per month, which is considered a cash-flow contribution, the minimum recommended by J.D. Brooks. To bring our yearly contribution to the amount we would have contributed had we chosen the deficit-reduction contribution of \$355 per month, we plan to make a year-end contribution in 2022 of \$636. We selected the lower monthly reserve contribution as part of our efforts to not increase monthly owner assessments in 2022. A motion was MSP to approve the corrected Board meeting minutes of October 1. These revised minutes will be posted to the website. The related information included in Supplemental Info for October will also be revised.

2. Committee Reports. See Supplemental for reports.

General Business (see Supplemental Information for further notes on items below):

1. Common and Corral Area Maintenance Issues. A motion was MSP to authorize Amber Courtney to purchase from Spalding Labs fly predators for 2022 use for up to \$300; she will be reimbursed.

2. Reserve Items. No action was taken.

3. Corral Area Rules revisions. A motion was MSP to accept the draft document sent out to owners on September 26. Rules are effective November 10, 2021 and horse owners will be asked to sign them.

4. Rules and Regulations revisions. A motion was MSP to accept the draft document sent out to owners on October 3 with one minor revision: replacing the words "processing fee" with "fine". Rules are effective November 10, 2021.

5. Collection Policy revision. A motion was MSP to increase collection fee from \$5 to \$10. Increase is effective January 1, 2022.

6. Annual Meeting and Election. No action was taken.

7. Annual Report. This year-end disclosures document will be provided to all owners soon.

8. CC&Rs and Rules Violations. No action was taken.

Financial Business (see Supplemental Information for further notes on items below):

1. Bank statements for September 2021 were reviewed, approved and signed by Pat and Kevin. October statements will be signed on November 16.

2. Financial report for September 2021 was reviewed and accepted. It will be posted to the website. October report will be reviewed on November 16.

3. Delinquent accounts continue to be monitored.

The Board adjourned the meeting at 11:25 am and went into Executive Session to discuss delinquent accounts, including late fees and fines. Also discussed was option to authorize attorney to foreclose on one lot.

Respectfully submitted, Board of Directors

Date of next Board Meeting is scheduled for November 16 following the Annual Mtg. at 603 Ridgeline Dr.